

INDIGO LAKE ESTATES PROPERTY OWNERS ASSOCIATION

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF INDIGO LAKE ESTATES PROPERTY OWNERS ASSOCIATION HELD ON NOVEMBER 17, 2005 AT 7:00 PM AT 20403 TIMBER RIDGE DRIVE, MAGNOLIA, TEXAS 77355.

DIRECTORS PRESENT:

Mickey Maywald, President
Dan Wax, Secretary
Nigel Payne, Treasurer
Frank Little, Vice President
Bob Lee, Director of Special Projects

IN ATTENDANCE:

Amy Delaney Wax, Architectural Control Committee
Bob Battey, Dam Committee
Suzanne Campbell, Garden and Trails Committee
Vicky Maywald, Social Committee
2 Property Owners
Larry Quick representing the managing agent, Association Management, Inc.

OPEN FORUM:

A homeowner disputed the deed restriction violation for his new fence.

CALL TO ORDER:

Due notice having been given and a quorum being present, the meeting was called to order at 7:45 P.M. The President, Mickey Maywald, presided and the managing agent assisted in recording the minutes.

ADOPTION OF AGENDA:

On a motion duly made and seconded, the Agenda was adopted.

CONSIDERATION OF MINUTES:

The minutes of the Board of Directors meeting held on October 3, 2005 were reviewed. On a motion duly made and seconded, the minutes were unanimously approved.

COMMITTEE REPORTS:

Garden Club – Suzanne Campbell requested the Board consider issuing the request for proposal for landscaping. AMI would distribute the request for proposal to the selected contractors.

No fall plantings would be added to the entry gardens until the new contract was issued.

The proposed holiday decorations for the entry gardens were presented.

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Mrs. Campbell requested a rental storage unit to store holiday decorations and Social Committee materials.

Trails Committee – No report

Architectural Control Committee – Amy Delaney Wax presented a written report identifying seven approved improvements.

AMI would work with the committee to develop a response letter to the owners of lot 06001055 regarding the fence violation.

Dam Committee – The Inspection Report for October was presented. Bob Battey stated that Mike Winkler would chair the Dam Committee.

Mr. Battey also recommended that the POA ask a surveyor to establish the boundaries between private lots and the dam.

Lake Committee – No report

Social Committee – Vicky Maywald reviewed upcoming events, including the Boat Parade and Cookies With Santa.

Parks Committee - Plans for fire pit installations were reviewed and tabled.

FINANCIAL REPORT:

Financial statements for the period ending August 31, 2005, were reviewed and accepted.

The 2006 budget was approved with total expenses of \$259,450 and total reserve contributions of \$76,095. The 2006 maintenance assessment rate would remain at \$495.

PROPERTY MAINTENANCE:

Cost proposals were reviewed for painting the Beach Park pavilion, renovating the sand volleyball area, installing supplementary lighting at the boat ramp, installing new lighting in the basketball pavilion, and installing new receptacles at the three entry gardens.

A motion was made, seconded, and approved to award the contracts for installing the entry receptacles and lighting the boat ramp and basketball pavilion to Live Wire Electric.

A motion was made, seconded, and approved to award the contract to R&C Painting for the Beach Park pavilion. Frank Little would work with Louise Girard to develop a suitable color recommendation.

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AMI would send a general letter to property owners along Nichols Sawmill Road to encourage better care and painting of the fence.

A motion was made, seconded and approved to allow \$1000 to rent a storage unit for the materials from the Garden Committee and the Social Committee. AMI would investigate the options and make a recommendation.

The request to provide an easement rights release for property 06001062 to allow an underground power connection under the drainage easement was reviewed. AMI would ask Butler & Hailey for a legal opinion.

NEXT SCHEDULED MEETING:

The next meeting of the Indigo Lake Estates Property Owners' Association Board of Directors would be held on December 5, 2005 at Nichols Sawmill Elementary in the Library at 7:00pm.

ADJOURNMENT:

There being no further business, the meeting adjourned.